144.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,900 / 780,900
					USE VALUE:	780,900 / 780,900
					ASSESSED:	780,900 / 780,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOMBS JANET L/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	126 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COOMBS JEFFREY/TRUSTEE -
Owner 2:	COOMBS JENNIFER P/TRUSTEE -
Street 1:	1808 9TH AVE WEST
Twn/City:	SEATTLE
St/Prov:	WA Cntry:
Postal:	98119

NARRATIVE DESCRIPTION

This parcel contains 4,694 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4694.000	326,200	6,000	448,700	780,900
Total Card	0.108	326,200	6,000	448,700	780,900
Total Parcel	0.108	326,200	6,000	448,700	780,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.40 | /Parcel: 508.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	93892
GIS Ref	
GIS Ref	
Insp Date	12/16/17

!11218!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,300	6000	4,694.	448,700	781,000	781,000	Year End Roll	12/18/2019
2019	101	FV	251,700	6000	4,694.	420,600	678,300	678,300	Year End Roll	1/3/2019
2018	101	FV	248,100	6000	4,694.	347,700	601,800	601,800	Year End Roll	12/20/2017
2017	101	FV	248,100	6000	4,694.	319,700	573,800	573,800	Year End Roll	1/3/2017
2016	101	FV	248,100	6000	4,694.	291,600	545,700	545,700	Year End	1/4/2016
2015	101	FV	234,800	6000	4,694.	286,000	526,800	526,800	Year End Roll	12/11/2014
2014	101	FV	234,800	6000	4,694.	265,800	506,600	506,600	Year End Roll	12/16/2013
2013	101	FV	234,800	6000	4,694.	252,900	493,700	493,700		12/13/2012

PRINT

Date	Time
12/11/20	01:24:46

LAST REV

Date	Time
04/19/18	17:54:48
mmcmakin	
11218	

USER DEFINED

Prior Id # 1:	93892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOMBS RICHARD	70733-299		3/14/2018	Convenience	1	No	No		RICHARD Y COOMBS D.O.D. 4/25/2015 BK 70733 P
	9388-434		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2009	836	Redo Bat	12,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	HS	Hanne S
1/5/2009	Meas/Inspect	189	PATRIOT
1/18/2000	Inspected	256	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4694		Sq. Ft.	Site		0	80.	1.19	9									448,656						448,700	

Total AC/HA: 0.10776 | Total SF/SM: 4694 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,656 | Spl Credit | Total: 448,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.98000199
Adj $ / SQ:	169.900
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400752
Depreciation:	74540
Depreciated Total:	326212

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

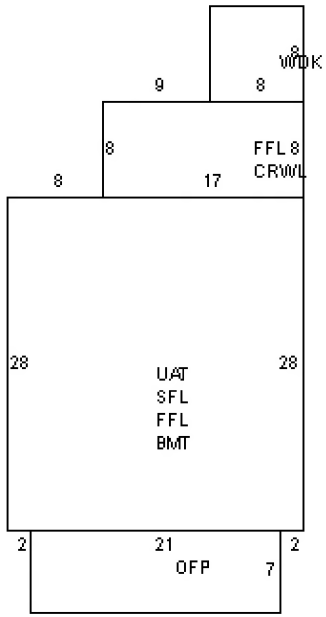
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.90
Special Features:	0	Val/Su Net:	118.27
Final Total:	326200	Val/Su SzAd	212.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	836	169.900	142,037
BMT	Basement	700	50.970	35,679
SFL	Second Floor	700	169.900	118,930
UAT	Upper Attic	175	67.960	11,893
OFP	Open Porch	147	27.170	3,994
CRWL	Crawl Space	136	25.490	3,466
WDK	Deck	64	15.680	1,004
	Net Sketched Area:	2,758	Total:	317,003
Size Ad	1536	Gross Are	3283	FinArea 1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	21X21	A	AV	1940	22.74	T	40	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:	Total: 6,000